NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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IN REPLY REFER TO:
NCPC File No. Z.C. 02-29

APR 10 2003

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

In response to your request, pursuant to delegation of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed zoning of Square 1448N in Lot 803 located at the northeastern corner of Loughboro Road and MacArthur Boulevard to R-5-A, and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive plan for the National Capital.

A copy of the delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

D.C. ZONING COMMISSION
2003 APR 11 P 4:30

Case 02-29
Exhibit 27



ZONING COMMISSION
District of Columbia
CASE NO.02-29
EXHIBIT NO.27

**NCPC File No. ZC 02-29**

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

# ZONING MAP AMENDMENT TO THE DISTRICT OF COLUMBIA ZONING MAP TO ZONE A PORTION OF SQUARE 1448N, IN LOT 803 LOCATED AT THE NORTHEAST CORNER OF LOUGHBORO ROAD, NW AND MACARTHUR BOULEVARD, NW TO R-5-A

Washington, DC

***Delegated Action of the Executive Director***

MAR 27 2003

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed zoning of Square 1448N in Lot 803 located at the northeastern corner of Loughboro Road and MacArthur Boulevard to R-5-A (residential) would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

* * *

The site proposed for zoning is an approximate 8.54 -acre site that is currently unzoned and is located just southeast of the State of Maryland border in Northwest Washington, D.C., adjacent to the Dalecarlia Reservoir. The site is currently developed as the parking lot for Sibley Memorial Hospital and was authorized by lease from the Army Corps of Engineers, which previously owned the parcel as part of the Dalecarlia Reservoir. The preliminary and final site and building plans for this parking lot were reviewed and approved by the National Capital Planning Commission (file number 5814). Since that time, Congress through Public Law 106-541 authorized the sale of the site in question to Sibley Memorial Hospital. Given that the land has been in federal possession and therefore unzoned, the Zoning Commission now proposes to zone the land R-5-A as it is now in private possession and subject to the District of Columbia Zoning Regulations.

The subject site was formerly part of the Dalecarlia Reservoir campus before it was sold to the Sibley Memorial Hospital. The Reservoir is located to the north of the site across Little Falls Road. To the south is the Sibley Memorial Hospital main facility and to the west across MacArthur Boulevard is a PEPCO sub-station, which is on federally owned, unzoned land and is part of the Dalecarlia Reservoir campus.

The proposed zoning for the site is R-5-A, which is a high-density residential zoning. This zoning allows for most single and multi-unit residential developments as well as hospitals and health care clinics. The maximum height permitted in this district is 40 feet and the maximum lot occupancy permitted is 40 percent.

The identified federal interest in this proposed action includes the Dalecarlia Reservoir, which is a federally owned reservoir that is operated by the Army Corps of Engineers. The site is improved as a parking facility that was previously approved by the National Capital Planning Commission. The proposed Zoning Commission action will give the necessary regulation to this site now that it is in private ownership. Furthermore, the proposed residential zoning is compatible to Sibley Hospital and does not allow for uses that may have negative impacts on the surrounding federal facilities. As such, it is determined that the proposed Zoning Commission action will not adversely affect the identified federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director